

AREA DETAIL OF GREEN AREA		
1.	AREA OF GREEN AREA - A	2150.69 SQ.M.
2.	AREA OF GREEN AREA - B	1398.44 SQ.M.
TOTAL AREA OF BOTH GREEN AREA		3549.13 SQ.M.

AREA DETAIL OF COMMERCIAL BLOCK		
1.	TOTAL PERCENTAGE OF COMMERCIAL BLOCK	2.023%
2.	TOTAL AREA OF COMMERCIAL BLOCK = 20.96 X 41.36 =	866.90 SQ.M.

AREA DETAIL OF SERVICES		
1.	TOTAL AREA OF S.T.P.	450 SQ.M.
2.	TOTAL AREA OF U.G.T.	200 SQ.M.
3.	TOTAL AREA OF E.S.S.	4 SQ.M.
4.	TOTAL AREA OF VEGETABLE & MILK BOOTH	25.0 SQ.M.

COMBINED DETAIL OF SITE		
a)	TOTAL AREA OF THE SCHEME	10.6875 Acres.
	Area under 60.0 mtr. wide green belt (including 12.0 mtr. wide service road)	0.20 acres.
	Balance Area	10.4875 Acres.
	50 % area of 60.0 mtr. wide green belt	0.10 acres.
	NET PLANNED AREA	10.3875 Acres.
	Total No. of Plots	198
b)	Density achieved (3954 persons @ 18 persons)	336.32 PPA
c)	Total Residential & commercial area 65% of total Licenced Area	Achieved = 6.2362 acres (58.90%)
	65 % Permissible = 6.862 acres	
d)	Area under plots	Achieved = 6.022 acres (56.88%)
	61 % Permissible = 6.458 acres	
e)	Area under commercial	Achieved = 0.2142 acres (2.02%)
	4 % Permissible = 0.4235 acres	
f)	Green area	Provided = 0.877 acres (8.25%)
	7.5 % Required = 0.801 acres	
g)	Community area	Provided = 1.078 acres (10.08%)
	10 % Required = 1.06875 acres	
h)	10 % Area for Mortgaged of IDW	Required 10% = 0.6022 acres Proposed = 0.6197 acres (2507.80 sqm.) i.e. 10.29% No. of plots under mortgage = 20 plots.

S.NO.	DESCRIPTION	NOS	LENGTH	WIDTH	SQ.M.	TOTAL SQ.M.
1.	A-1 TO A-2	2	14.52	6.42	93.27	186.54
2.	A3	1	14.52	6.51	94.52	94.52
3.	A-4 TO A-26	23	17.87	6.82	121.88	2803.42
4.	A-27 TO A-42	16	21.86	6.86	150.00	2400.00
5.	A-43 TO A-47	5	17.84	6.61	117.98	589.94
6.	A-48 TO A-53	6	17.84	6.72	119.88	719.31
7.	A-54	1	17.84	7.17	127.91	127.91
8.	A-55	1	17.84	6.51	116.13	116.13
9.	A-56 TO A-57	2	17.84	6.42	114.53	229.06
TOTAL NO. OF PLOTS = 57			TOTAL AREA OF BLOCK A = 7286.75 SQ.M.			
1.	B-1 TO B-5	5	17.84	6.706	119.63	598.17
2.	B-6	1	17.84	6.78	120.95	120.95
3.	B-7	1	17.84	7.17	127.91	127.91
4.	B-8 TO B-13	6	17.84	6.72	119.88	719.31
5.	B-14 TO B-23	10	17.84	6.61	117.92	1179.20
6.	B-24 TO B-29	6	17.84	6.72	119.88	719.31
7.	B-30	1	17.84	7.17	127.91	127.91
8.	B-31	1	17.84	6.78	120.95	120.95
9.	B-32 TO B-36	5	17.84	6.706	119.63	598.17
TOTAL NO. OF PLOTS = 36			TOTAL AREA OF BLOCK B = 4311.88 SQ.M.			
1.	C-1 TO C-5	5	17.84	6.706	119.63	598.17
2.	C-6	1	17.84	6.78	120.95	120.95
3.	C-7	1	17.84	7.17	127.91	127.91
4.	C-8 TO C-19	12	17.84	6.72	119.88	1439.41
5.	C-20	1	17.84	7.17	127.91	127.91
6.	C-21	1	17.84	6.78	120.95	120.95
7.	C-22 TO C-26	5	17.84	6.706	119.63	598.17
TOTAL NO. OF PLOTS = 26			TOTAL AREA OF BLOCK C = 3133.47 SQ.M.			

S.NO.	DESCRIPTION	NOS	LENGTH	WIDTH	SQ.M.	TOTAL SQ.M.
1.	D-1 TO D-5	5	17.84	6.706	119.63	598.17
2.	D-6	1	17.84	6.78	120.95	120.95
3.	D-7	1	17.84	7.17	127.91	127.91
4.	D-8 TO D-19	12	17.84	6.72	119.88	1439.41
5.	D-20	1	17.84	7.17	127.91	127.91
6.	D-21	1	17.84	6.78	120.95	120.95
7.	D-22 TO D-26	5	17.84	6.706	119.63	598.17
TOTAL NO. OF PLOTS = 26			TOTAL AREA OF BLOCK D = 3133.47 SQ.M.			
1.	E-1 TO E-5	5	17.84	6.706	119.63	598.17
2.	E-6	1	17.84	6.78	120.95	120.95
3.	E-7	1	17.84	7.17	127.91	127.91
4.	E-8 TO E-19	12	17.84	6.72	119.88	1439.41
5.	E-20	1	17.84	7.17	127.91	127.91
6.	E-21	1	17.84	8.00	142.72	142.72
7.	E-22 TO E-26	5	17.84	6.796	121.24	606.70
TOTAL NO. OF PLOTS = 26			TOTAL AREA OF BLOCK E = 3163.77 SQ.M.			
1.	F-1 TO F-5	5	17.84	6.796	121.24	606.70
2.	F-6	1	17.84	8.00	142.72	142.72
3.	F-7	1	17.84	7.17	127.91	127.91
4.	F-8 TO F-13	6	17.84	6.72	119.88	719.31
5.	F-14 TO F-27	14	17.93	7.033	126.12	1765.68
TOTAL NO. OF PLOTS = 27			TOTAL AREA OF BLOCK F = 3362.32 SQ.M.			
TOTAL NO. OF PLOTS = 198			TOTAL AREA OF ALL PLOTS = 24371.75 SQ.M.			
			TOTAL AREA OF ALL PLOTS = 6.022 ACS.			

AREA STATEMENT		
TOTAL AREA OF LAND = 10.6875 ACRE OR 43250.778 SQ.M.		
AREA UNDER GREEN BELT = 0.20 ACRE (812.96 SQ.M.) & SERVICE ROAD		
BALANCE AREA = TOTAL AREA - GREEN BELT & SERVICE ROAD AREA = 10.6875 - 0.20 = 10.4875 ACRE		
50 % AREA OF GREEN BELT & SERVICE ROAD = 0.10 ACRE (406.249 SQ.M.)		
NET PLANNED AREA = 10.4875 - 0.10 = 10.3875 ACRE (42844.529 SQ.M.)		
NAME	ACRE	SQ.M.
REQ. FOR GOVT.	10 %	1.06875
PROPOSED		1.078
REQ. GREEN	7.50 %	0.801
PROPOSED		0.877
COMMERCIAL	4.00 %	0.4235
PROPOSED		0.2142
ROAD AREA		10099.05
TOTAL PLOT AREA		6.022
		24371.75
		56.88%

MORTGAGE PLOTS FOR THE PURPOSE OF I D W					
S.NO.	DESCRIPTION	NOS	LENGTH	WIDTH	TOTAL SQ.M.
1.	F-1 TO F-5	5	17.84	6.796	121.24
2.	F-6	1	17.84	8.00	142.72
3.	F-20 TO F-27	8	17.93	7.033	126.12
4.	E-21	1	17.84	8.00	142.72
5.	E-22 TO E-26	5	17.84	6.796	121.24
TOTAL NO. OF PLOTS = 20			TOTAL AREA OF ALL PLOTS = 2507.80 SQ.M. = 0.6197 ACS.		
1. TOTAL AREA OF PLOTS IN MUSTIL NO.-25 & KILLA NO. 16 = 1618.37 SQ.M.					
2. TOTAL AREA OF PLOTS IN KILLA NO. 16 = 889.43 SQ.M.					
REQUIRED 10 % AREA OF ALL PLOTS FOR MORTGAGED = 2437.17 SQ.M.					
PROVIDED AREA OF ALL PLOTS FOR MORTGAGED = 2507.80 SQ.M. = 0.6197 ACS.					

AREA DETAIL OF GREEN BELT & SERVICE ROAD TO BE ACQUIRE		
SYMBOL	TOTAL AREA TO BE ACQUIRE = 812.98 SQ.M. (0.200 ACRE)	
1.	AREA OF KILLA 7/2/2	287.30 SQ.M.
2.	AREA OF KILLA 8/2/2	126.61 SQ.M.
3.	AREA OF KILLA 13/2	106.11 SQ.M.
4.	AREA OF KILLA 14/1	292.90 SQ.M.
TOTAL AREA OF ALL KILLA		812.98 SQ.M.

PROJECT
LAYOUT PLAN FOR PLOTS LAND MEASURING 10.6875 ACRES FALLING IN SECTOR-33, REWARI, HARYANA.

DRAWING TITLE
LAYOUT PLAN

CLIENT
M/s Galaxy Realcon Pvt. Ltd.

DATE : SCALE : DRG. NO.

ASSOCIATE CONSULTANTS
S. K. INTEGRATED CONSULTANTS
280, DEEPAI ENCLAVE, PITAM PURA, DELHI - 110034. PHONE- 27023208, 27022973. (ISO 9001 - 2000)

Authorised Signatory
KAPIL SHARMA
(ARCHITECT)
CA/97/2019/3
280, DEEPAI ENCLAVE
PITAMPURA, DELHI-34

To be read with Licence No. 56 of 2023 Dated 17/3/2023

That this Layout plan for an area measuring 10.6875 acres (Drawing no. DTPC/1080 dated 17-03-2023) comprised of license which is issued in respect of Affordable Residential Plotted Colony (Under Deen Dayal Jan Awas Yojna) being developed by Frontera Projects Pvt. Ltd. in collaboration with M/s Galaxy Realcon Pvt. Ltd. & Others in sector-33, Rewari is hereby approved subject to the following conditions:-

- That this Layout Plan shall be read in conjunction with the clauses appearing on the agreement executed under Rule 11 and the bilateral agreement.
- That the plotted area of the colony shall not exceed 65% of the net planned area of the colony. The entire area reserved for commercial purposes shall be taken as plotted for calculation of the area under plots.
- That the demarcation plans as per site of all the Residential Plots and Commercial site shall be got approved from this Department and construction on these sites shall be governed by the Haryana Building Code, 2017 and the Zoning Plan approved by the Director, Town & Country Planning, Haryana.
- That for proper planning and integration of services in the area adjacent to the colony, the colonizer shall abide by the directions of the DTPC for the modification of layout plans of the colony.
- That the revenue rasta falling in the colony shall be kept free for circulation/movement as shown in the layout plan.
- That the colonizer shall abide by the directions of the DTPC, Haryana and accordingly shall make necessary changes in the layout plan for making any adjustment in the alignment of the peripheral roads, internal road circulation or for proper integration of the planning proposals of the adjoining areas.
- That no property/plot shall derive access directly from the carriage way of 30 metres or wider sector road if applicable.
- All green belts provided in the layout plan within the licenced areas of the colony shall be developed by the colonizer. All other green belts outside the licenced area shall be developed by the Haryana Urban Development Authority/colonizer on the directions of the Director, Town and Country planning, Haryana or in accordance with terms and conditions of the agreements of the licensee.
- At the time of demarcation plan, if required percentage of organized open space is reduced, the same will be provided by the colonizer in the licenced area.
- No plot will derive an access from less than 9 metres wide road would mean a minimum clear width of 9 metres between the plots.
- Any excess area over and above the permissible 4% under commercial use shall be deemed to be open space.
- The portion of the sector/development plan roads /green belts as provided in the Development Plan if applicable, which form part of the licenced area shall be transferred free of cost to the government on the lines of Section 3(3)(a)(iii) of the Act No.8 of 1975.
- That the odd size plots are being approved subject to the conditions that these plots should not have a frontage of less than 75% of the standard frontage when demarcated.
- That you will have no objection to the regularization of the boundaries of the licence through give and take with the land that HSPV is finally able to acquire in the interest of planned development and integration of services. The decision of the competent authority shall be binding in this regard.
- That the rain water harvesting system shall be provided as per Central Ground Water Authority norms/Haryana Govt. notification as applicable.
- That the colonizer/owner shall use only Light-Emitting Diode lamps (LED) fitting for internal lighting as well as Campus lighting.
- That the colonizer/owner shall ensure the installation of Solar Photovoltaic Power Plant as per the provisions of order No.22/52/2005-5Power dated 21.03.2016 issued by Haryana Government Renewable Energy Department.
- That the colonizer/owner shall strictly comply with the directions issued vide Notification No. 19/16/2016-5P dated 31.03.2016 issued by Haryana Government Renewable Energy Department for enforcement of the Energy Conservation Building Codes.

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LAYOUT PLAN